

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Alameda County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$56,792,659**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	95.64 %	94.82 %	28	94.94 %	61	58	
% of Funds Disbursed	91.10 %	83.49 %	16	84.35 %	82	74	
Leveraging Ratio for Rental Activities	7.59	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.93 %	73.69 %	21	81.38 %	72	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.36 %	60.98 %	20	68.05 %	82	77	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.43 %	78.15 %	41	79.65 %	63	50	
% of 0-30% AMI Renters to All Renters***	45.01 %	41.60 %	37	44.76 %	49	49	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.58 %	1	94.31 %	100	100	
Overall Ranking:			In State:	9 / 92	Nationally:	89	83
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,316	\$32,063		\$25,245	682 Units	53.40 %	
Homebuyer Unit	\$31,649	\$19,349		\$14,395	18 Units	1.40 %	
Homeowner-Rehab Unit	\$0	\$26,200		\$20,186	0 Units	0.00 %	
TBRA Unit	\$4,216	\$2,753		\$3,142	576 Units	45.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$162,021	\$191,504	\$0
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	28.6	50.0	0.0	20.1
Black/African American:	29.8	27.8	0.0	54.7
Asian:	20.1	0.0	0.0	6.6
American Indian/Alaska Native:	1.8	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	1.2	0.0	0.0	1.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.1	0.0	0.0	0.7
Black/African American and White:	0.0	0.0	0.0	0.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.1	5.6	0.0	2.1
Asian/Pacific Islander:	4.0	5.6	0.0	0.0

ETHNICITY:

Hispanic	12.5	11.1	0.0	13.5
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HOUSEHOLD SIZE:

1 Person:	38.7	33.3	0.0	15.6
2 Persons:	26.8	16.7	0.0	35.1
3 Persons:	14.4	22.2	0.0	24.1
4 Persons:	9.4	11.1	0.0	15.6
5 Persons:	7.6	16.7	0.0	5.4
6 Persons:	2.6	0.0	0.0	3.1
7 Persons:	0.3	0.0	0.0	0.9
8 or more Persons:	0.1	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.9	38.9	0.0	22.7
Elderly:	28.3	0.0	0.0	1.6
Related/Single Parent:	21.0	11.1	0.0	63.2
Related/Two Parent:	16.9	38.9	0.0	9.5
Other:	5.0	11.1	0.0	3.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.6	0.0 [#]
HOME TBRA:	5.3	
Other:	28.0	
No Assistance:	49.1	

of Section 504 Compliant Units / Completed Units Since 2001 322

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

Group Rank: 89
(Percentile)

State Rank: 9 / 92 PJs

Overall Rank: 83
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	93.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	84.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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